

---

# HOME BUILDERS PLAN BOOK



---

BOOK "A"

---

## *Build Right when You Build*

This collection of designs is submitted with our compliments—We have others. We will gladly answer any question regarding them without obligation.

We want to help you "*Build Right.*"

**Kendrick & Brown Company**  
**Glens Falls, N. Y.**

PLANS Furnished Our Patrons Without Charge

---

Price 50 Cents



# “The Home Ideal”

THE intending home-builder is, for the most part, like a traveler in strange and foreign lands. He is not sure of his bearings; he is confused by conflicting claims; he is uncertain of the best routes, in doubt as to the real values, and in constant danger of being imposed upon. He eagerly avails himself of the services of a reliable guide, as to where to go, what to look at, and what to buy. This book will direct him to what is worth while and where to find it.

## *To Build the HOME IDEAL is the Object of every Home-builder*

To lift the architecture out of the ordinary and commonplace, to meet the individual requirements and personal conditions, to adapt end to means, in a thoroughly harmonious and delightful manner, *and to do this within the home-builder's means*—all this it means to build the *House Ideal*. The cost is largely determined by the plan of the house, the handling of the construction, and the right selection of building materials.

Building such a house demands the guidance of the practical man, of the man who knows. The selection of a design for the new home not only demands that you decide on the plan arrangement but also what style of architecture shall be followed. Even with a knowledge of just what room is required, this selection is not the easiest of home-building problems. With this book before you, consisting of artistic and cleverly designed buildings, together with the practical assistance which we offer our patrons, the solution of that problem is greatly simplified.

*Come in and talk over your Building Plans*

LET US HELP YOU





DESIGN NO. 1347.

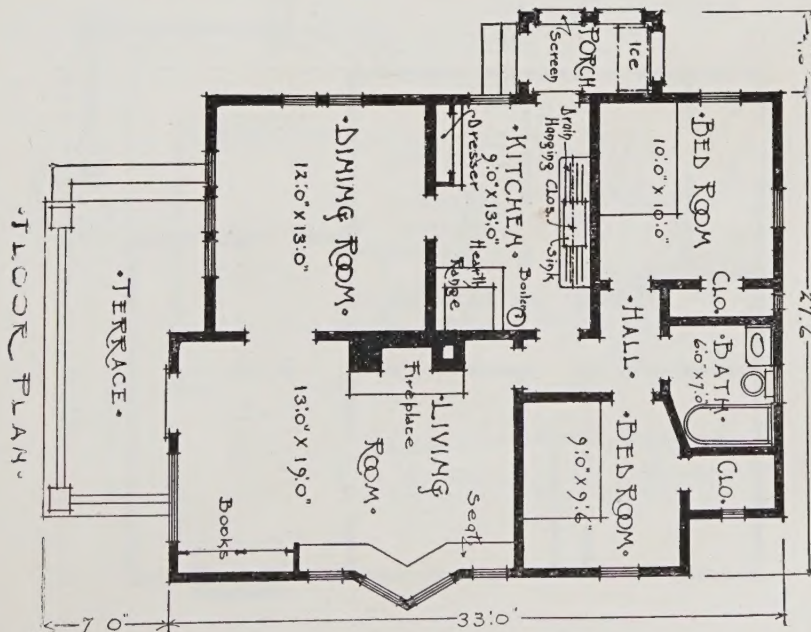
The above has been selected as a refreshing change from the usual. It is an interesting combination of the Swiss Chalet and California bungalow. The ventil effect on the verge boards and the sawed work in the porch rail and gables together with the rugged field stone of the porch and side walls suggest the chalet with its charming adaptability to mountainous and lakeside locations. Its bungalow air, however, gives it the advantage of being equally at home on a more level site.

The plan suggested for this elevation gives a practical and attractive layout of rooms. The living room opens directly from the front terrace which is partly protected by the wide overhanging roof.

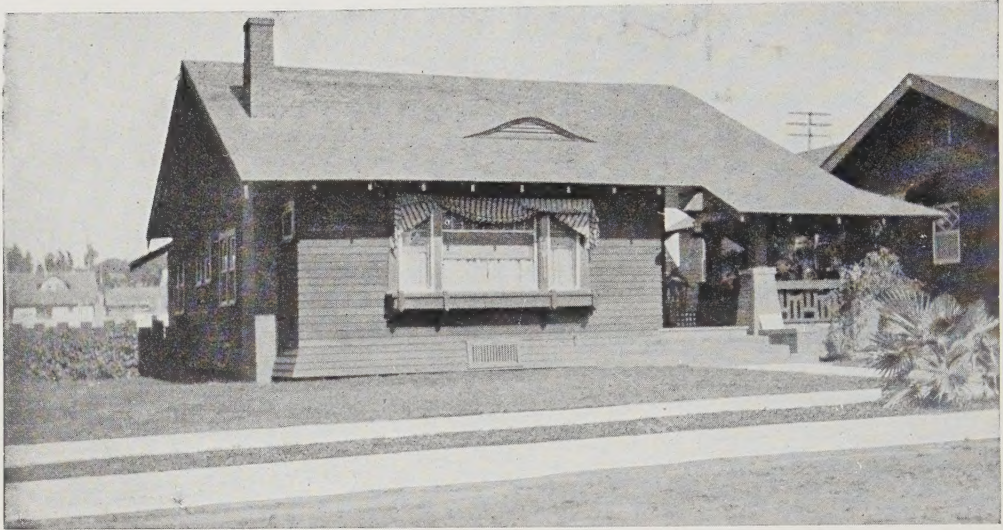
The dining room, a delightful corner room,

connects directly through a double acting door with the kitchen, which is of good size and provided with a roomy dresser and a hanging closet over the sink. The screened porch supplies a good location for the refrigerator, and makes an attractive place for doing many of the little household duties. A door opens to the center hall giving convenient passage to the bath.

Adjustable registers opening to the space under the roof are placed in the ceilings of the bedrooms, bath, and kitchen for ventilating. As the bungalow is intended for summer use only, openings shielded by the overhang of the roof are left in the gables to allow for a free passage of air under the roof. No cellar is intended.





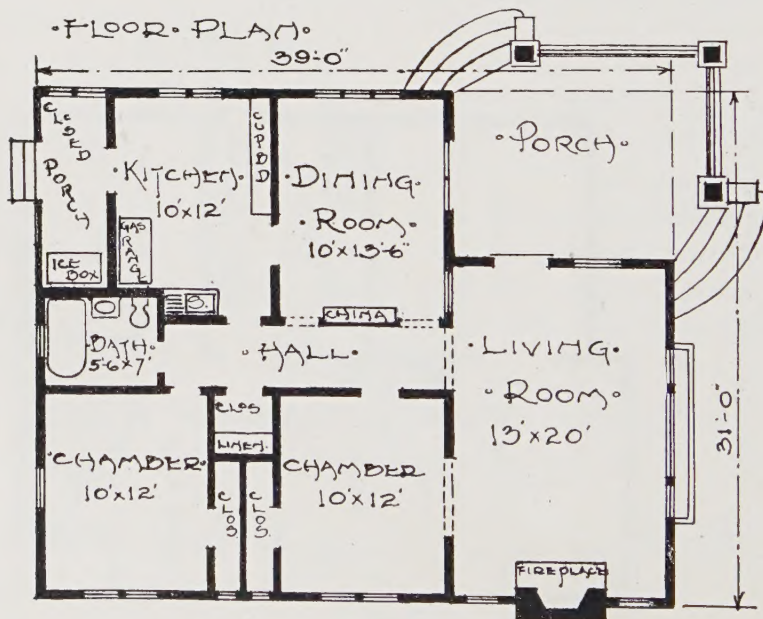


DESIGN NO. K-1432.

This is another interesting little bungalow with wide eaves towards the street and large windows with a generous overhanging cornice. There is a large living room with fireplace and a dining room with china cupboard and a well appointed kitchen. The chambers are located on a private hall with bathroom and linen closet. The arrangement is especially pleasing and should be of interest to those desiring a small and cosy home. When one considers the outlook from the various rooms and the artistic

possibilities under the hands of the up-to-date woman, this fact is doubly impressive. The finish is of Georgia pine, including floors. There is no basement or heating plant, but same could be arranged if desired. There is a good attic space reached by a scuttle.

The height of the story is 9 feet. There is no basement and stoves will be used for heating purposes. The size upon the ground is 39 feet wide by 31 feet deep.







DESIGN NO. 1080.

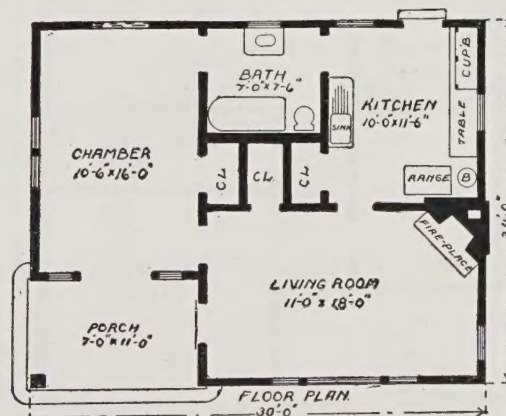
This attractive little bungalow home most certainly express refinement and good taste. There are certain little touches such as the long triple window, with its diamond side lights and flower box, in the living room, the irregularly laid brick in the chimney and porch column and the unbroken slope of the roof that give it an attractive individuality. As a whole it has, with its wide undressed siding stained a rich brown and cream painted trimming, a dignified and simple homelike appearance that is charming.

While only consisting of three rooms and

bath, it has all the really necessary requirements of a small family, and if at any time more room should be required, it would be an easy matter to build on a room or two at the rear. The large size of the front room permits its use as both living room and dining room.

The large bedroom opens directly on the porch, an arrangement particularly desirable when located near enough to the water to dress for bathing in the house.

No basement is provided but where one is desired it could easily be arranged.





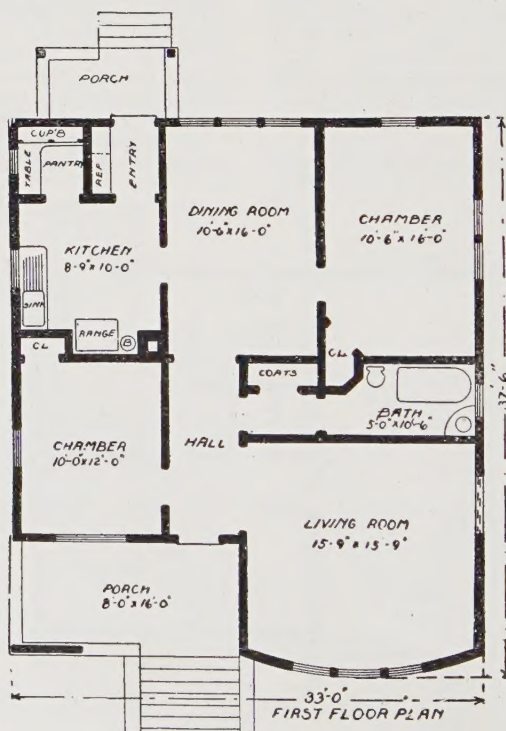
DESIGN NO. 1085.

In this bungalow design we have a cottage containing a good-sized living room, two chambers, a spacious dining room; also a kitchen with pantry and entry completely equipped with necessary cupboards, shelving, etc., and place in entry to provide for refrigerator. The recessed front porch with its arched corner gives individuality to the design. The exterior, being entirely of shingles, stained, also gives a softness in color effect that is especially adapted to this character of

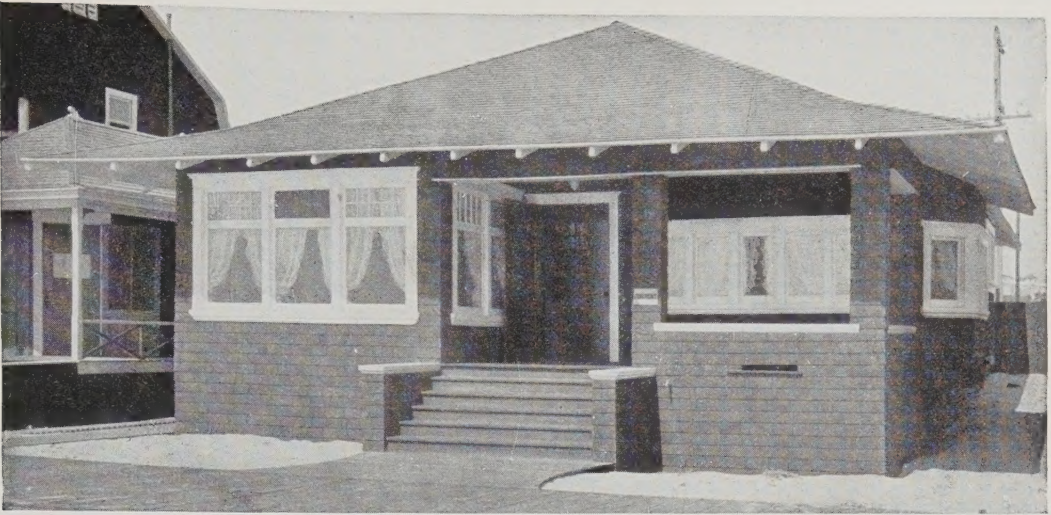
bungalow. The porch could be screened if desired.

There is a stone underpinning, but no cellar. The finish of the living room, hall and dining room would be of hardwood, with hardwood floors included in these rooms; also bath and kitchen. There is a good attic with ample storage space.

Width, 33 feet; depth, 37 feet 6 inches; height of first story, 9 feet 5 inches.







DESIGN NO. 1252.

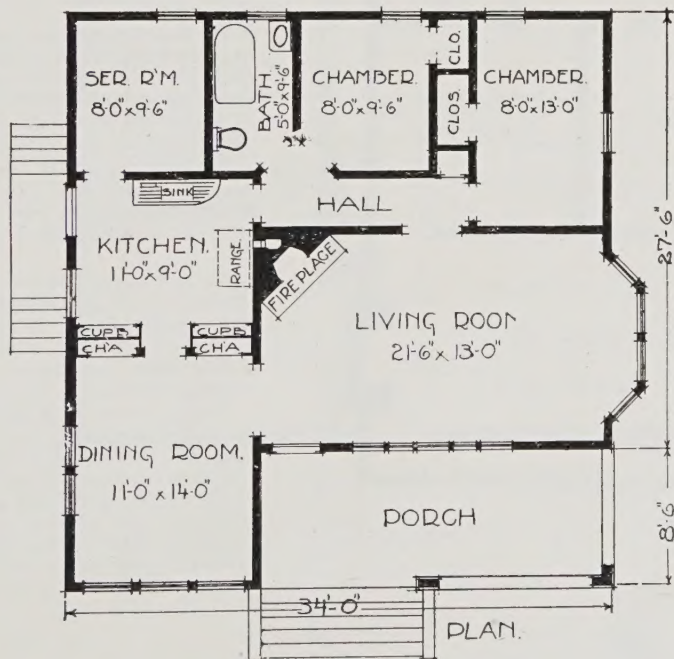
Here we have a very cozy, homelike little bungalow. Just the home for a small family desiring all home comforts and conveniences with no great labor to keep it up. The exterior is shingled but siding would be very acceptable if desired. The principal room is of splendid size, being 13 feet by 21 feet. It has a bay window at one end and a fire place at the other.

The dining room is a large, cheerful room with built-in china closets which back up to the cupboards in the well appointed kitchen,

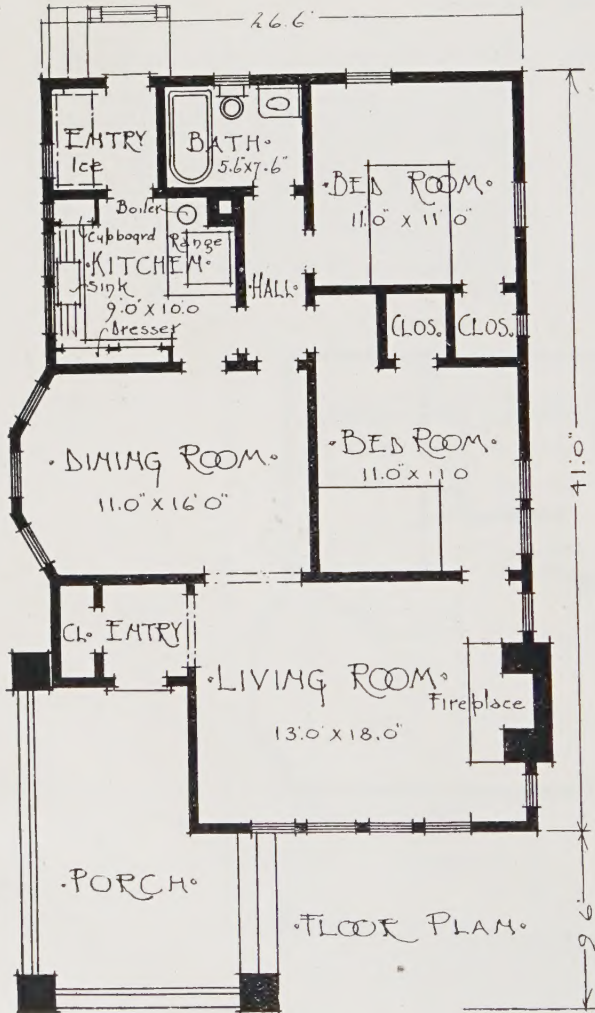
making a very convenient arrangement for the housewife.

There are three chambers, including the servant's room, the two principal chambers connecting with the bathroom through a private hall. Hardwood finish and floors. There is no basement, but one could be provided by arranging a stove near the kitchen. A heating plant could then be installed with fuel bin, laundry, etc.

The width is 34 feet; the length, 35 feet; height of first floor, 9 feet 6 inches.







DESIGN NO. 1356.

When it comes to building a low roofed bungalow, the problem of the roofing material is easily solved nowadays by the use of one of the many makes of admirable patent roofing now on the market, and they are exceedingly economical, too. The flat roof, of course, makes the use of the wooden shingle impossible, as the dampness gathering under same on such a flat roof would quickly cause them to rot.

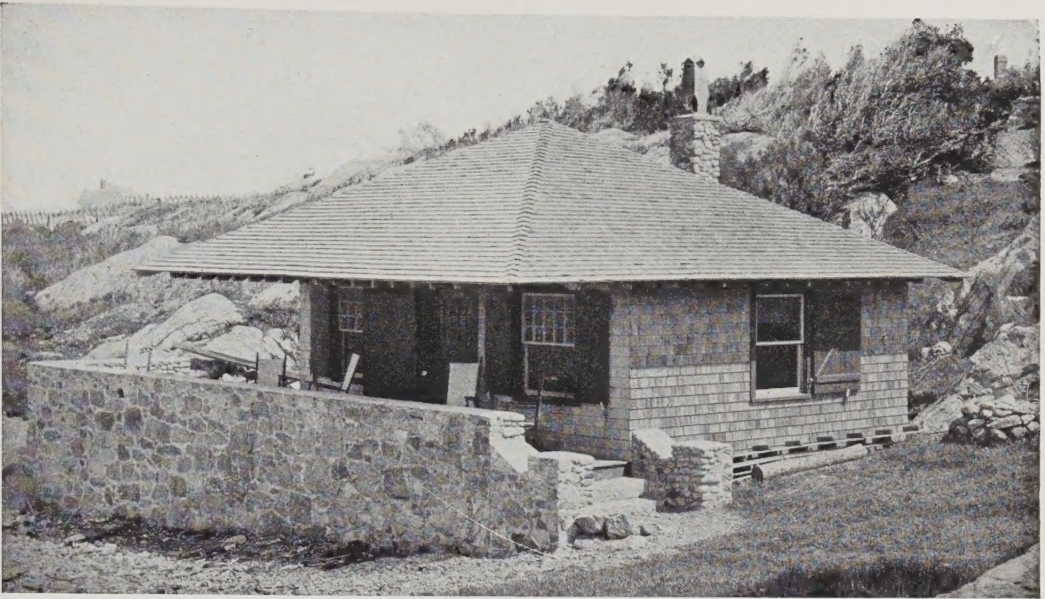
In this design we have a most excellent type of simplicity of roofing and porch treatment, the brick piers being a very slight additional expense, and lending much to the air of substantiality of the design.

It will be noted that the shingles on the outer wall are laid first in a very wide course, and then in a very narrow one, giving a very pretty effect.

In the floor plan arrangement, we have several excellent features, and the rooms open up very nicely together, bedrooms unique, with bathroom hall making a very practical arrangement.

If basement with heating apparatus for this design is desired, it can be readily secured by pushing kitchen back three feet, to give space for a cellar stair, and this enlarging, as it changes the house in depth, would increase each of the bedrooms in size about a foot and a half, which would make them very desirable indeed.



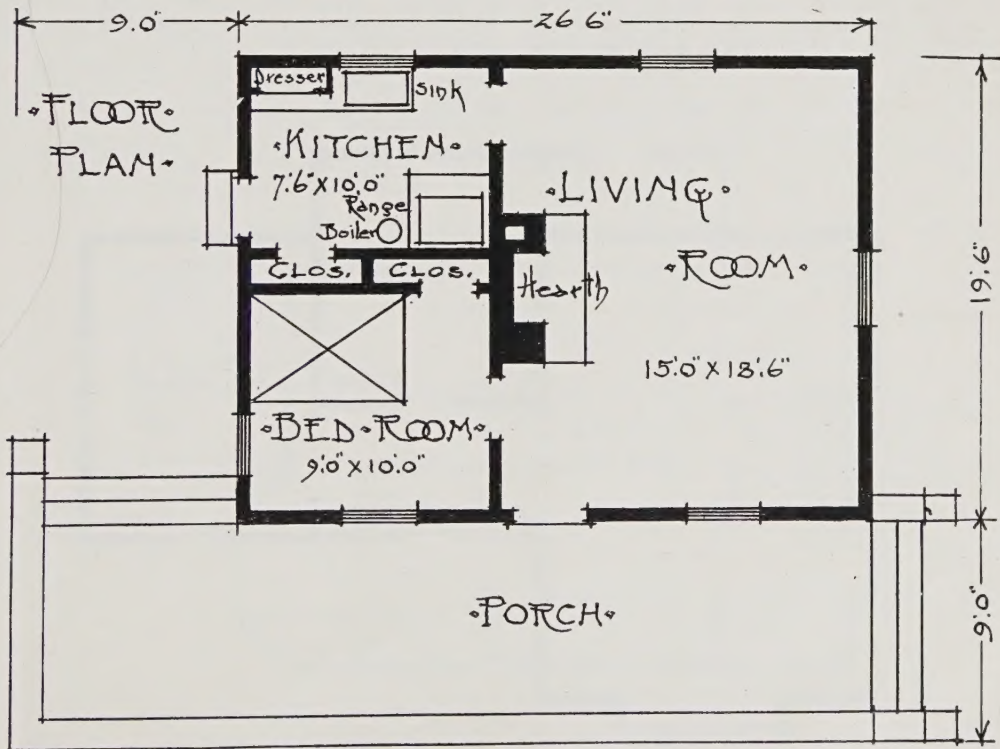


DESIGN NO. 1320.

The above is a splendid illustration of an artistic little bungalow. Broken stone from the hill-side has been used to good effect in the wide front porch which is covered by a projection of the main roof.

The living room is very attractive, has windows on three sides, and a large open fireplace.

Closets are provided for the kitchen and bedroom. The house stands on a stone underpinning.





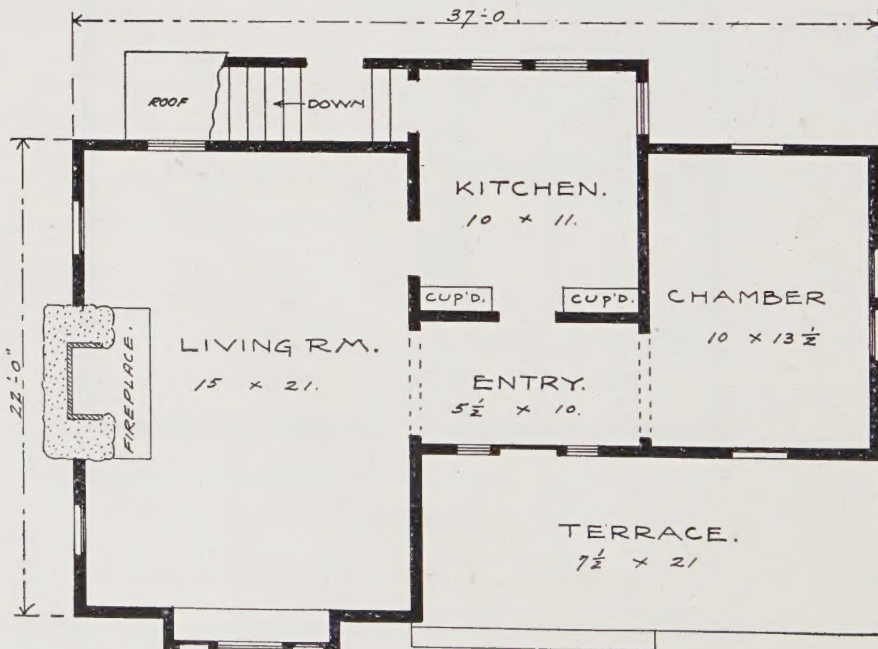


DESIGN K-1306.

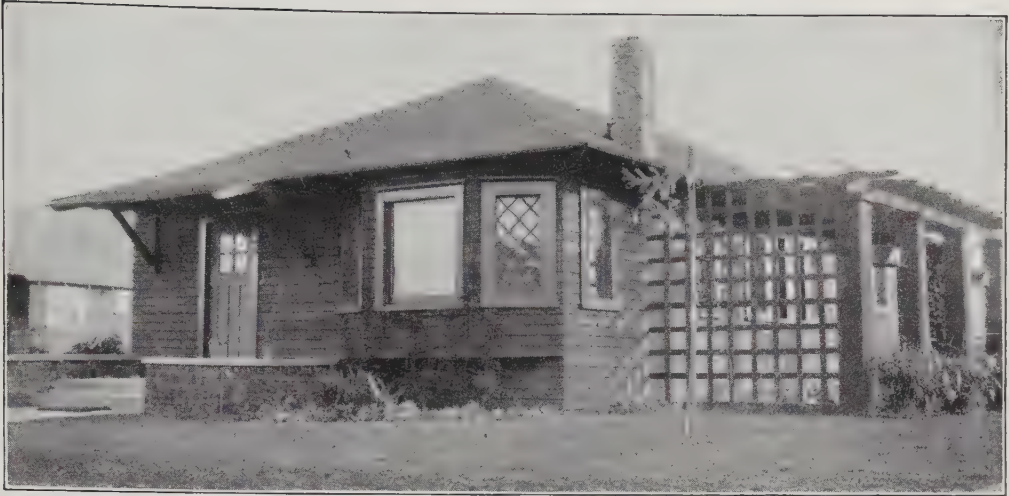
We have here a somewhat plain shingled bungalow which is strictly a one-story design. We do not think it is necessary to make provision in these three and four-room cottages for a house maid, therefore in most cases but one chamber is arranged for. Considerable ground is covered by this design which is 37 feet wide by 22 feet deep, not including projection of kitchen. Height of story 10 feet. A cellar entrance is provided for a vegetable cellar under the living room. There is no heating plant but the cellar is large enough to contain one. If a scuttle were provided

there would be a little storage room available in the attic space. The terrace,  $7\frac{1}{2}$  feet wide by 21 feet long, is rather hidden from view in the illustration by a young silver leaf maple, but this terrace makes a fine retreat for the hot summer afternoons.

The construction intended under our estimate is for summer occupancy only, namely, interior walls sealed with pine finish and yellow pine floors. Fire place is intended to be of cobble stone, the same as the chimney which is exposed. Cobble stone has also been used for foundation.





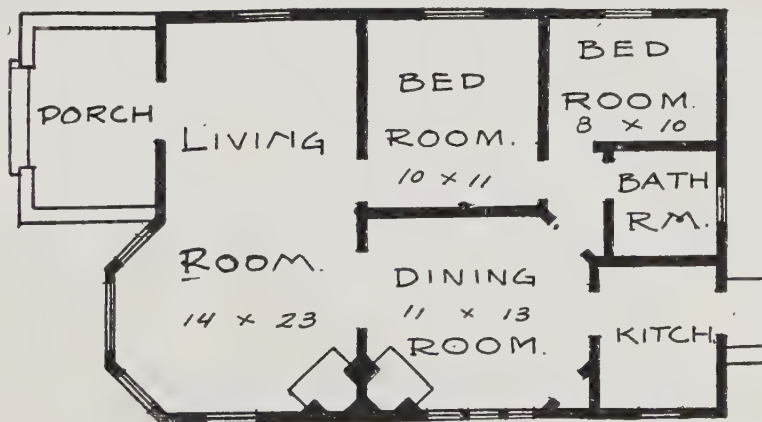


DESIGN NO. K-1317.

No style of home allows for greater variety of informal, homelike arrangements both inside and out than the bungalow. For this reason a great many designers have gone to ludicrous extremes and have produced homes of the bungalow style which, while they are certainly ingenious creations, are mere curiosities, and are far from beautiful. The true intent of the bungalow style is simplicity.

This beautiful homelike little bungalow because of its utter simplicity and straightforward expression of simple means, is one of the most attractive homes in this collection. The living room is very attractive with its fireplace and broad bay window and its views in many directions. Good wall spaces have

also been left for the davenport and piano. Dining room and living room are directly connected through a wide cased opening and back of the dining room is a small hall leading to the bedrooms and bathroom. Finish and floors of yellow pine. While the illustration shows siding on the house, it will look equally well, perhaps better if shingled, and in either case, should be stained a mission brown with either a moss green roof or a dark maroon stain as the prospective builder may desire. The cellar occupies about one third of the ground area and is reached by an outside stairway. There is no heating plant. By providing a scuttle quite a storage space is available in the attic.



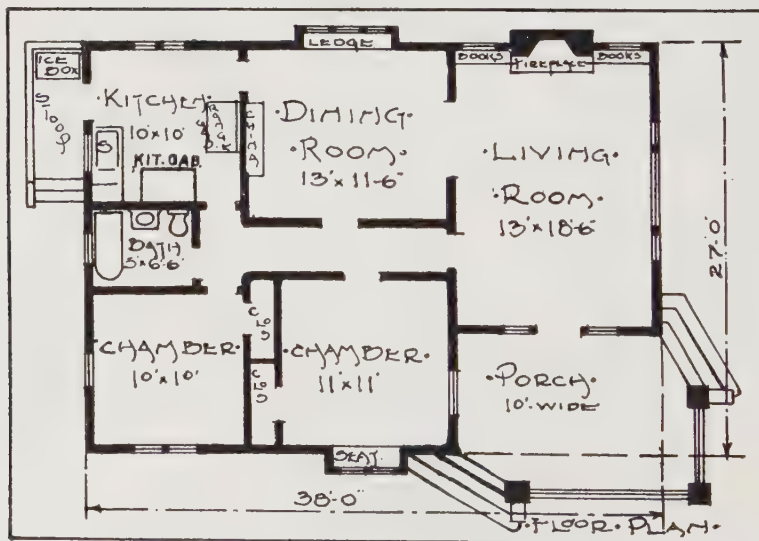




DESIGN NO. K-1427.

This attractive little bungalow has a sided exterior and the porch piers are of brick with a vine lattice supported on rafters above. It contains living, dining room and kitchen with two chambers and a bath. A foundation of stone supports the structure, and no basement is contemplated, or heating plant. Provision is made for a fireplace and the kitchen range, however. The finish is of Georgia pine throughout, including floors. The story is 9 feet in

height. There is a good attic space reached by a scuttle. A stair, rather steep, might go up from the hall, over the closets between the chambers. A family of three would be accommodated very nicely in this bungalow, the living room being of good size and with other appointments in keeping, it would make a very pleasing home. Few designs are as quaint in appearance and as compact in plan as this. The size is 38 feet wide by 27 feet deep.





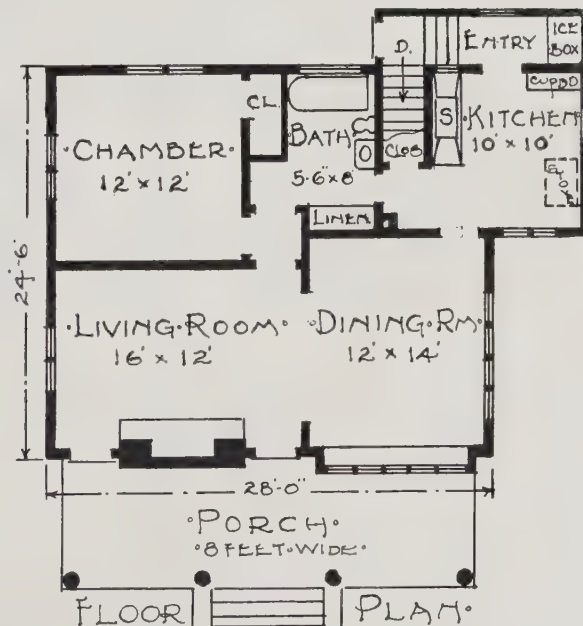


DESIGN NO. K-1423.

This is a very small, but at the same time very artistic and picturesque bungalow. There is a wide porch across the whole front with pergola effect and the walls are sided. The brick chimney is an interesting feature accommodating the brick mantel in the living room. The dining room is in connection through a wide cased opening and communicates with the kitchen direct. In the entry is the ice box, and the stair leads down to the basement, which

occupies only a small portion of the ground area. A small furnace might be installed, if desired. There is a good chamber, a bathroom and linen closet. The finish and floors are of Georgia pine throughout. Just for two this would be a very charming home.

The size is 28 feet wide and 24 feet 6 inches deep, exclusive of the projection of the kitchen. Height of story, 9 feet; a scuttle leads to the attic space.







DESIGN NO. 1368.

Here we have still another type of the low roofed bungalow, with very simple but effective treatment of porch columns, and the only very striking feature of the exterior is the sturdy outside chimney of cobble stone, which adds much to the exterior appearance.

In this case, the exterior shingles are laid also in alternate courses, first a very wide course, and then a narrow, and there is no basement provided, as is the case with many California bungalows intended for summer occupancy only.

We have, however, drawn the plans for this design, making the house three feet deeper, and giving the combination outside cellar and grade entrance stairway, which makes the plan a most admirable one for all the year round occupancy, or for a home where winter weather prevails. This change permits us to make the rear left hand corner bedroom a little larger, and makes of the design a very complete and attractive home.

Width, rear portion, 30 feet; depth, 36 feet 6 inches.







DESIGN NO. 1319.

Above is shown a small bungalow of unusual attractiveness. The shallow bays, with grouped windows, give a pleasing individuality to the design.

The floor plan arrangement, suggested herewith, is practical and economical in construction. The flue for fireplace and kitchen range use the same chimney, and the kitchen and bath adjoin one another. One interesting feature is the little entry or reception hall. Here two closets are provided, the small one for umbrellas, etc., the other one for coats. The living room, entered from this little hall is 13 feet wide and 27 feet long. It extends clear

across the full front of the house and is used for dining room as well. A large inviting brick fireplace is set in the center of the rear wall. On either side are doors leading to kitchen and bedroom. The kitchen is equipped with ample dresser space and other conveniences. There is also a generous pot closet alongside the kitchen range. The bedroom is 10 feet by 11 feet, with windows on two sides; these are located so as to provide for the dresser against the rear wall. The bath room immediately adjoins. A basement is provided under the rear portion of the house with hot water heating plant, fuel room, etc.







DESIGN NO. 1339.

For an inexpensive bungalow the above has many attractive features. The general proportions are good and the simple detail is pleasing. The side walls are covered with siding but would look equally attractive in shingle.

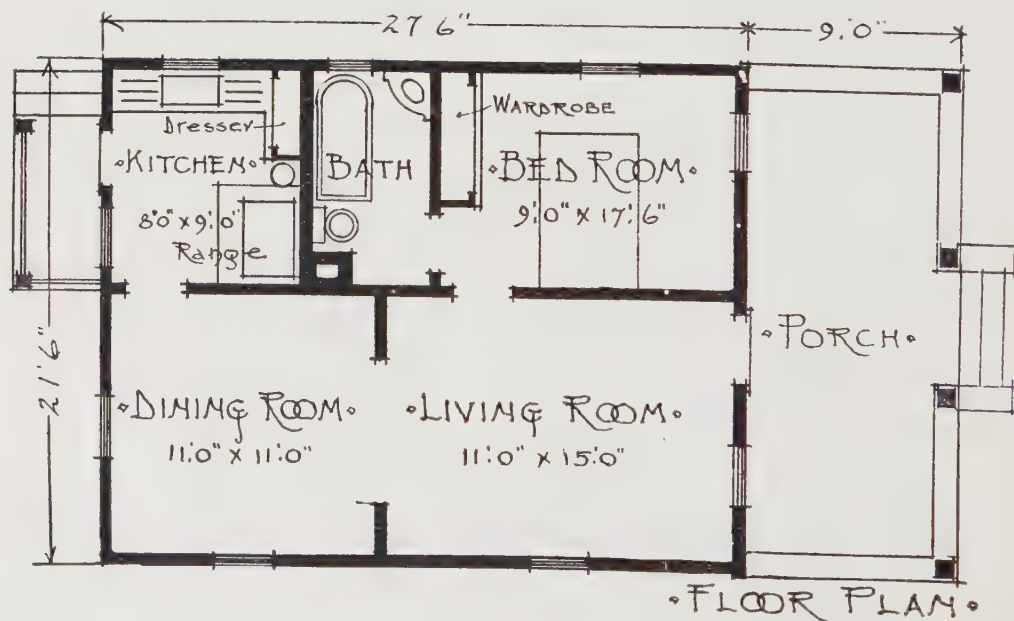
For outdoor sleeping the porch has been wholly enclosed with screens, and curtains are provided for drawing when necessary.

The floor plan below is suggested for this attractive elevation. The various rooms are so arranged and of such size as to provide for economical construction without waste in cutting and framing.

The living room opens directly from the

porch, with the dining room to the rear. The large opening connecting these two rooms permits them to open into practically one large room, and gives quite a spacious interior effect. Adjoining the living room is a pleasant bedroom with a large wardrobe and bath. The kitchen is very conveniently arranged and has an ample dresser with drawers, cupboards, and shelves enclosed with glass doors.

The attic is reached through a scuttle from the kitchen and furnishes generous storage room. A small basement is planned under the kitchen and bath, but if desired could be readily extended under the whole house.



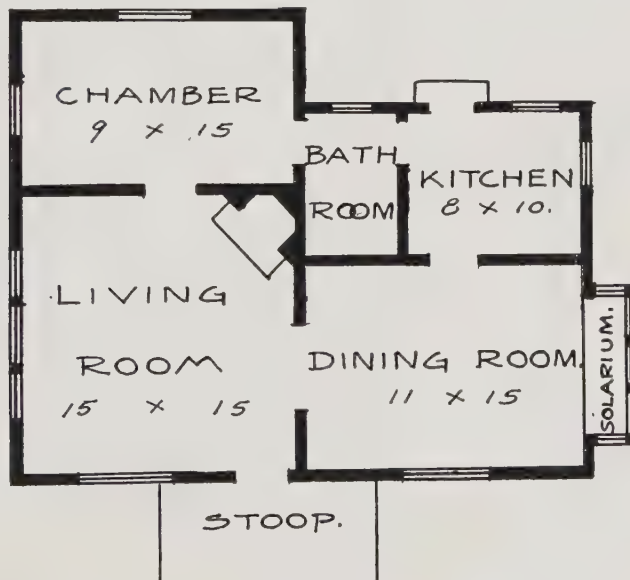


DESIGN NO. K-1305.

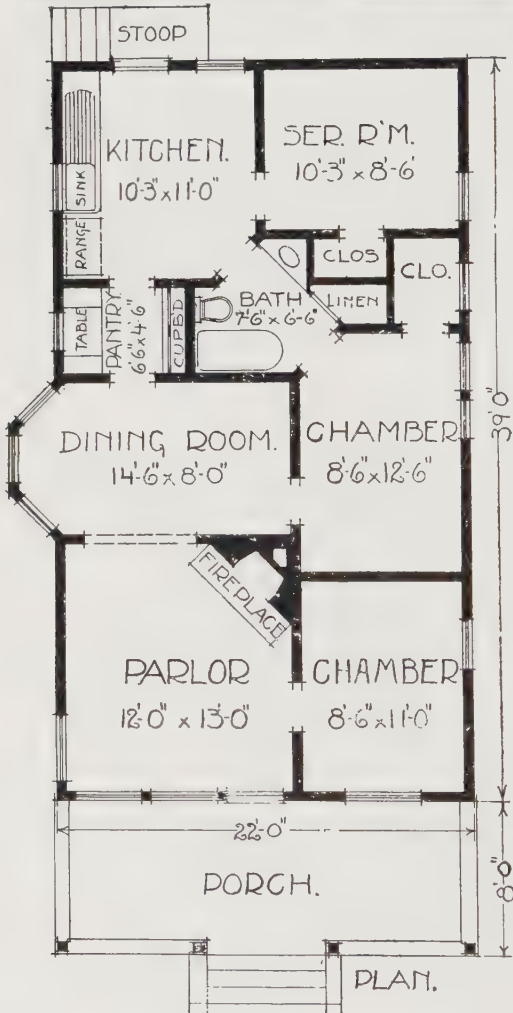
One sees at a glance that the owner or builder of this cosy home which can readily be adapted for winter use if desired, has an eye for the artistic. The exterior while really a plain design has received just the necessary touches to take it out of the commonplace. The low hedge bushes at the side make a border for the setting, and the plainness of the unroofed porch is relieved by the plants. Probably that which gives the most character to this bungalow is the broad extending eaves, which project so far that a shadow is thrown across one half of the windows. The main portion of the

house is batten construction with the gables shingled. Brick piers and girders are used to carry the house, there being no basement, cellar or heating plant. By placing a scuttle in the ceiling a good attic storage space can be reached.

A photograph does not do a dark stained building like this justice. A green roof, white trim, and brown stained boards would add very much to its general appearance. Finishing the inside with plaster walls, yellow pine finish, including floors is intended. Ten-foot studding is used. House is  $31\frac{1}{2}'$  wide by  $25\frac{1}{2}'$  deep.







DESIGN NO. 1246.

A little bungalow home, especially adapted for a rather narrow lot. The maximum of available space without any waste room is secured in this design. There is a fine living room with a dining room at rear through a seven foot six inch archway. While dining room is a little narrower, it is so in connection with main living room, that it answers nicely every purpose. The front bedroom can readily be used for library or study or den, as there would still be left two bedrooms. Note the extra large closet of the central bedroom, which connects with bath, off from which there is a linen closet. The pantry is completely fitted up with cupboards and the kitchen is of good size.

The interior finish intended in living room and dining room is oak or birch with hardwood floors and hardwood floor in kitchen. Balance pine, poplar or cypress, painted or stained.

There is no basement, though one can readily be arranged if desired. The foundation is of concrete. The exterior is intended to be clapboards or shingles, but cement exterior would go well for this design. The attic space is for ventilation only.

Width, 22 feet, not including bay; depth, 39 feet; height of first story, 10 feet 3 inches.



DESIGN NO. 1380.

Taken altogether this little bungalow with its cozy porch nestling under the low spreading roof makes a home of unequalled beauty and comfort. In size it is 29 feet 6 inches wide, and 32 feet 6 inches in depth, exclusive of porch and front projection.

This cement bungalow with its almost flat tar and gravel roof is also very attractive in appearance and very conveniently planned. The piers of the porch and of the porte cochere are paneled as are those on the corners of the house. The wide projections of the eaves are carried on timber work which is continued in a pergola effect over the driveway.

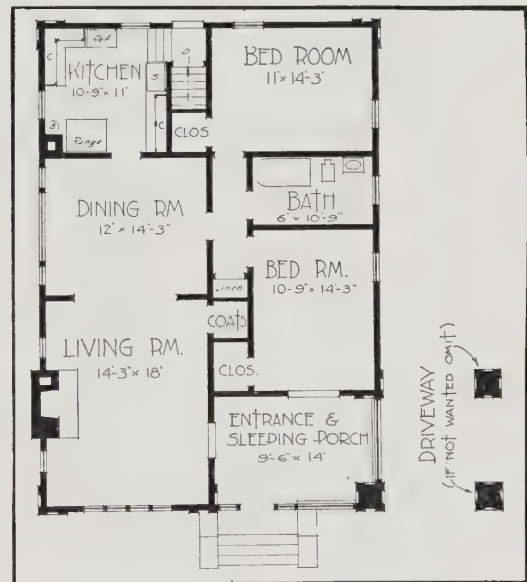
The plan gives five good rooms, the living and dining rooms and the kitchen on one side of the center partition, and the sleeping rooms on the other side of the house. The living room and dining room open together with a wide cased opening. The windows are well grouped and the fireplace is centered between windows.

Each bedroom has a good closet with a closet which may be used for coats, opening from the living room. The linen closet opens from the bedroom hall, which connects the sleeping room and the bath.

The entrance porch could be used as a sleeping porch by providing screens and curtains. A very serviceable bed for such an arrangement can be secured by suspending a bed spring from the ceiling by chains. By

using a heavy cover on this bed in the day time it makes a very nice addition to the porch equipment.

The kitchen is well supplied with cupboards. The sink is well lighted and the refrigerator is on an outside wall. Four steps down from the kitchen is the grade entrance and the stairs continue to the basement.







DESIGN NO. 1253.

A bungalow plan is really more of a study often than the plan of a large and more pretentious house,—so many things must be provided. In this design, the magnificent living-room across the front with piano recess at the left and archway opening into dining-room, gives all that could be desired for spacious interior effect.

The practical location of the two bedrooms in connection with small rear hall, giving access from each to bathroom, is especially desirable. So many bungalows are built without any kind of decent closet room. Here we have three large closets, quite unusual, besides an extra closet in rear bedroom. It was thought the hall closet would answer of necessity for overflow from rear bedroom.

The exterior is intended to be of clapboards, but may well be of shingles or cement plaster. There is no basement, but house is intended to stand on a concrete foundation. Attic for ventilation only.

The interior finish and floors in living-room, dining-room and kitchen are intended to be of Georgia pine. The balance, pine, poplar or cypress, painted or stained.

If separate hall were desired, the partitions enclosing closets may be extended directly through living-room to front door, and another bedroom placed on the right, leaving a very fair parlor at the left in connection with dining-room.

Width, 28 feet 6 inches; depth, 38 feet; height of first story, 10 feet 3 inches.





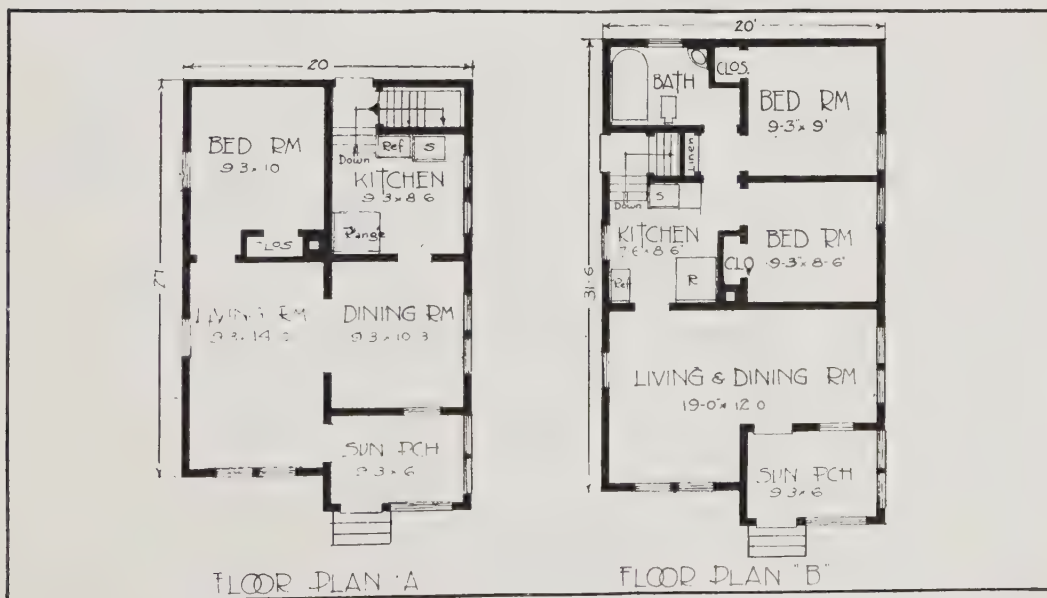
DESIGN NO. 1713.

Two plans are shown of this extremely attractive and practical little bungalow home.

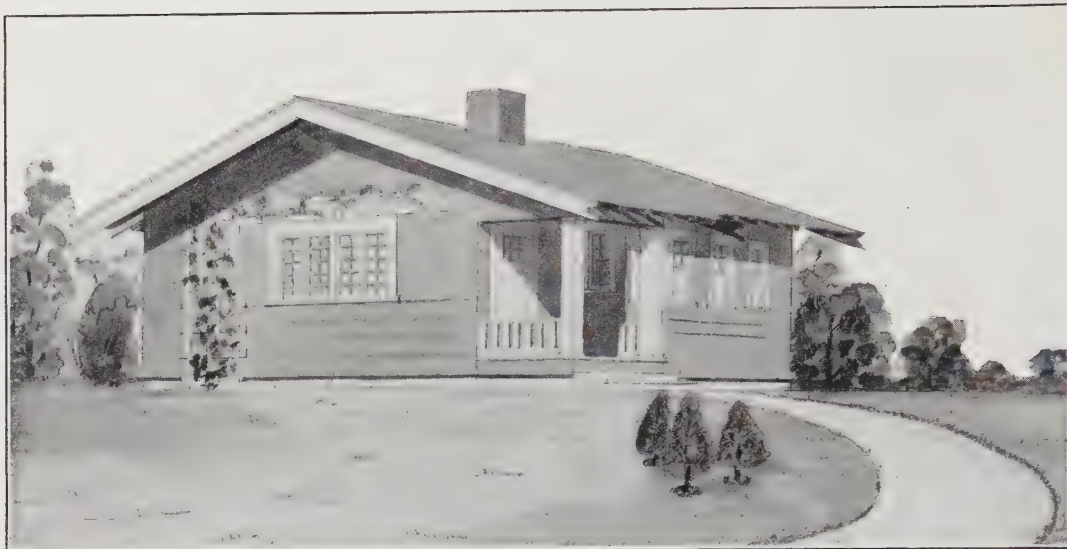
Arrangement A, size 20 feet by 27 feet, allows for one bedroom, while in arrangement B, size 20 feet by 31 feet 6 inches, two bedrooms and a bath room are given.

Both plans are an excellent arrangement of rooms and an economical use of the floor space.

This little home is designed to be built inexpensively. Inside finish to be pine, poplar or cypress, painted or stained.







DESIGN NO. 1903.

It is sometimes necessary to make the home small to meet definite conditions. To do this and still keep the expense low and secure an attractive and satisfactory result calls for deep study. This little design, twenty-eight feet square, is very modest in outside appearance. It is planned for an east front lot with the entrance placed at the northeast corner.

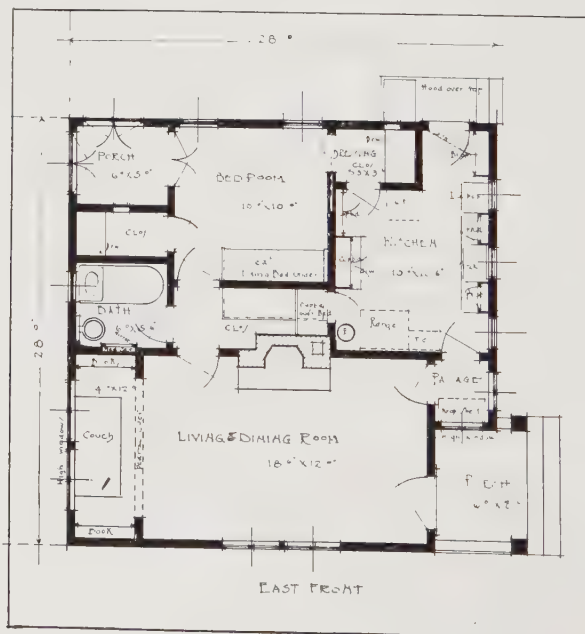
The porch entrance is directly into the combined living and dining room. This room is exceptionally large for this sized house and is especially attractive with its large fireplace and cozy-corner alcove. The alcove could be used for a guest room when needed.

The kitchen is very complete with cupboards, range, sink, worktable, etc., all conveniently located.

The kitchen is connected with the dining room by a little passage in which is located a drop shelf large enough to accommodate the breakfast tray, thus eliminating the necessity for using the dining room table for breakfast.

The bath room is placed near the bedroom and yet is convenient from any part of the house. The bedroom is not large but space is gained by using a sliding bed which slides halfway into the closet in daytime. The other half can be used as a couch. Ample closet space is provided and a small porch opens off the bedroom.

This little home would be just the thing for "newlyweds."





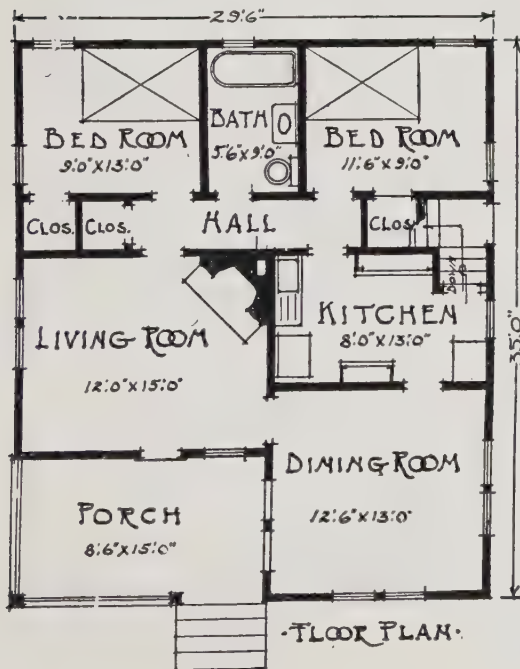
DESIGN NO. 1303.

This desirable little bungalow design has been selected as one of the best examples of a model, thoroughly up-to-date, practical cottage home. The illustration was taken shortly after completion and needs attractive planting of shrubbery about the base, with flowering vines growing over the lattice on the side.

The exterior treatment follows: the simple

and beautiful lines of the Swiss Chalet in, of course, a very much modified and simplified form. The particular merits of the design seem to be the extreme economy of construction, for it will be noticed that the roof is not shingled but covered with a simple patent roofing, used with battens softening the roof lines and giving a very clean cut appearance, while the barge boards are simple in the extreme. The house rests on a brick foundation and this may be a concrete wall below grade and should be if good clean concrete sand can be secured out of the excavation for the cellar. The house walls are covered with cypress siding.

The floor plan arrangement suggested herewith appears to one as extremely practical and including all of the conveniences of a much larger and more expensive home. One attractive feature is the combination side entrance which leads to either kitchen or basement and does away with the troublesome cellar hatchway, that is, a descent of four steps from the kitchen floor is made to a platform one step above grade level and on which the kitchen door opens, where from the stair descends to the basement. The living room is attractive with its corner fireplace just opposite the entrance door, and so located that its flue and that of the kitchen range use the same chimney. The floor of the closet in the right hand bedroom is slightly raised so as to give sufficient headroom to the cellar stairs going down beneath. The dining room has windows on three sides.







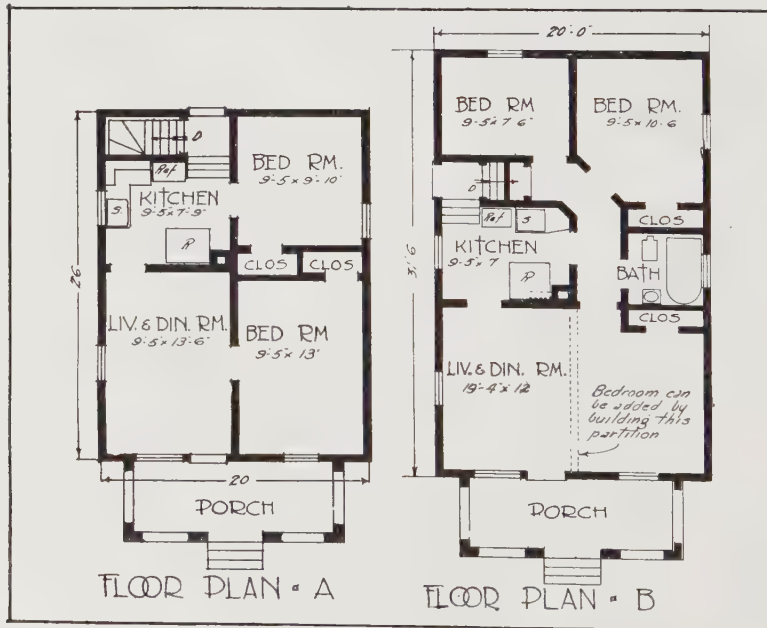
DESIGN NO. 1705.

Simple as can be and yet attractive in both exterior and interior treatment, this bungalow home will appeal to many who are planning a new home, with a limited amount of money.

Two floor plan arrangements are shown, the first of which is 5 feet 6 inches shorter in length than the second.

Plan B is more complete, giving a bath room, where there is none in Plan A. An additional bedroom can also be secured.

By making an initial payment of a few hundred dollars, this home could probably be secured, and the balance paid in installments not larger than rent.





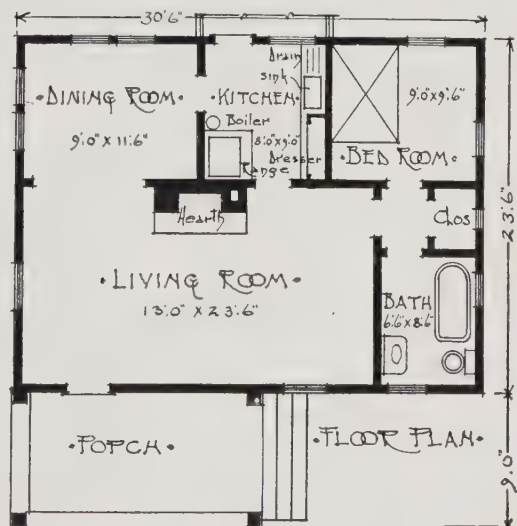
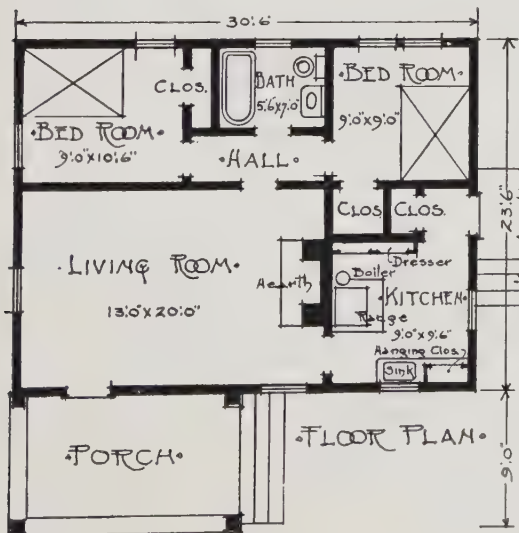
DESIGN NO. 1316.

The illustration here shown depicts a cosy little bungalow, homelike in every feature. The exterior is well proportioned and the high window with its hanging flower box gives an interesting variation to the approach.

The living room in the floor plan suggested for this elevation, entered from the porch, serves as a dining room as well. An open fireplace with deep brick hearth, invites the family gathering when days are cool and makes at all times, a decorative feature for the entire room. The chimney serves also for the flue from the range in the kitchen, directly adjoining the living room. The kitchen contains a roomy closet for pots or, if desired, to be used for the refrigerator. There is also a good sized dresser and in addition, a hanging closet over the drain board to the kitchen sink. A door in the living room opens into a connecting hallway between bedrooms and bath. Each bed-

room is furnished with a good sized closet. A small cellar is provided under the kitchen and the adjoining bedroom. The balance of the house rests on a trench wall carried down below frost.

Design No. 1316-B offers a suggestion where only one bedroom is required. In this plan the living room is a little larger than in Design No. 1316 and the fireplace is placed against the rear wall. At the end of the room a door leads to a little square or lobby on which opens the bedroom, bath and a closet. To the rear of the living room, and connecting through a wide opening at the left of the fireplace, is a fair sized dining room. Mullion windows are built in the outside walls, assuring a light and fresh air in plenty. A cellar is provided under the rear portion of the house. The foundation could be built of stone, concrete, or tile, according to the material at hand.







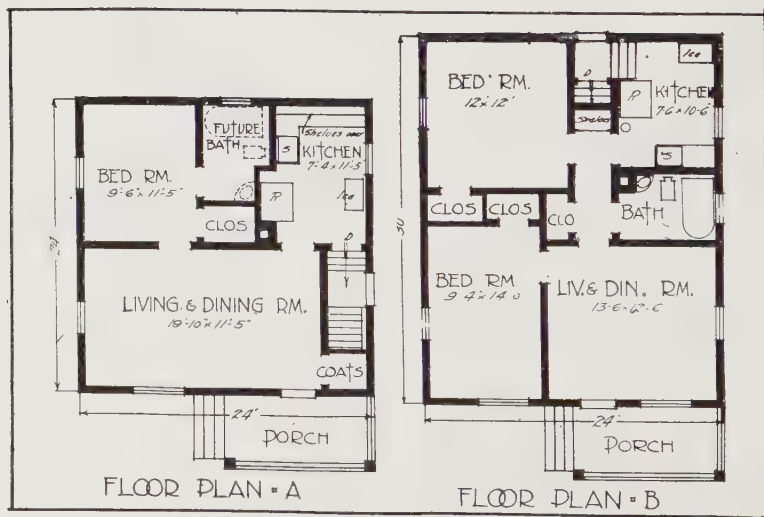
DESIGN NO. 1703.

When vines have grown up the trellis and over the front window and shrubs have been set, what could be more attractive and home-like than this little bungalow?

Plan A, 24 feet square, is arranged for a newly-wed couple, while Plan B, 6 feet longer, will accommodate a family of one or two children.

This home has been planned to keep down the expense, and the inside finish is intended to be pine, poplar or cypress, stained or painted.

The arrangement of rooms in both Plan A and Plan B is economical of space and convenient to its use. Full basement is intended with both plans.





DESIGN NO. 1338.

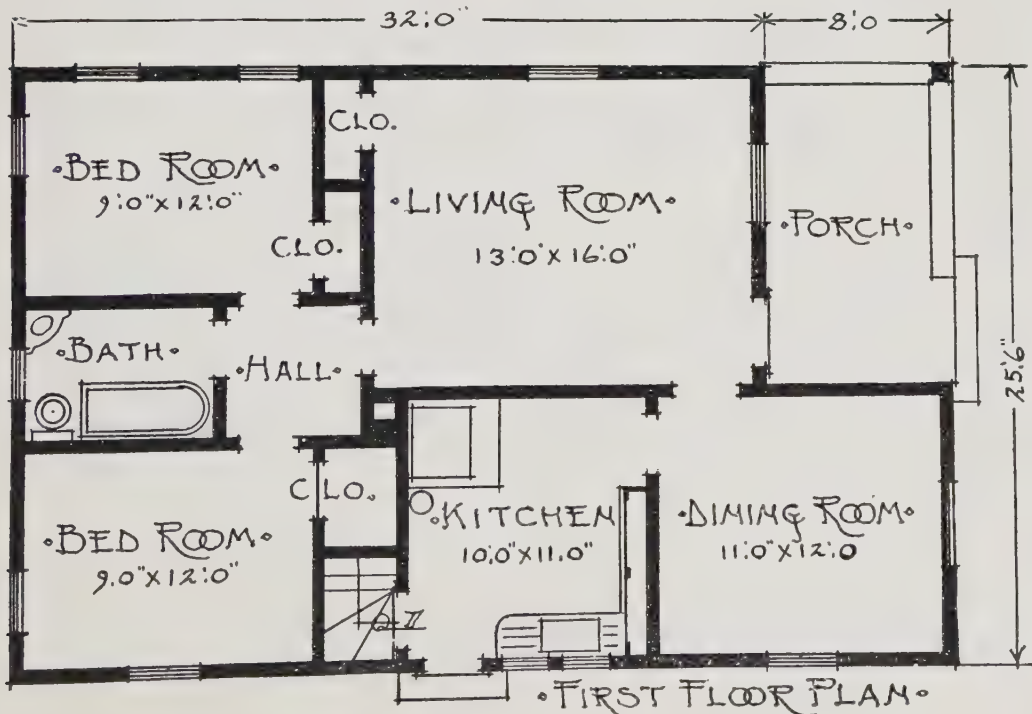
The above is an attractive little bungalow for summer or all year around purposes.

A floor plan, suggested for this bungalow home, is shown below. The basement extends under the rear portion of the house and is arranged with laundry and storage closet.

On the first floor the living room is of good size, at the rear of which is a little hall connecting with the two bedrooms and bath. A closet is provided for each room, and, in addition

there is a generous closet for wraps and coats in the living room. The dining room is cheerful and connects directly with the kitchen. This has a roomy dresser and an inside stairway to the basement.

A scuttle gives access to the attic which furnishes good storage room. A louvre is built on the front for ventilating. The exterior is of clapboards with a stained shingle roof.







#### DESIGN NO. 1112.

This is another little bungalow that gives splendid satisfaction for a modest little home. The exterior is of siding, but may be shingled just as well if preferred.

Note specially the porch with its generous width and unobstructed view.

By raising the pitch of the roof slightly and putting in a couple of dormers and a little stairway between living room and kitchen, possibly increasing the depth of the house two or three feet, a couple of rooms can be located in the attic, and this slight change can very readily be arranged for by simply attaching a memorandum of agreement to the contract with your builder.

The finish throughout is of pine, poplar or cypress, painted or stained. There is no basement and stoves are used for heating.

Width, 20 feet; depth, 21 feet; exclusive of porch, height of first story, 9 feet.

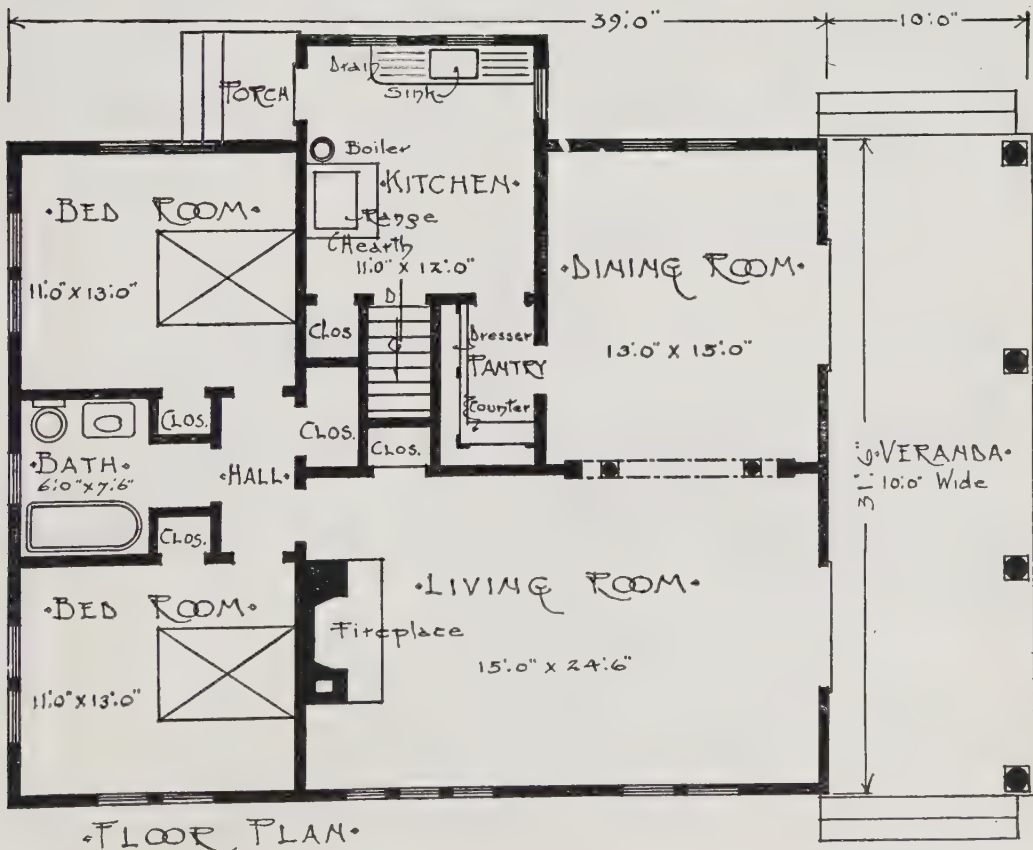


DESIGN NO. 1326.

Refined simplicity is the predominant note in this little bungalow and the ungarnished roof supported by the sturdy porch columns, gives a delightful air of the classic.

Convenience and economy of space together with an attractive interior, are strong points in the little plan shown below. The living room and dining room are connected by a wide columned opening, and the French windows, opening on to the veranda, connect it more

intimately with these rooms. In the living room a closet is provided for coats and wraps. The fireplace is attractively detailed and the triple mullion window is built rather high so as to allow for a highbacked settle or bookcase below. The door to the right of the fireplace opens to a central hall immediately connecting bedrooms and bath. The bedrooms are very desirable and mullion windows on two sides assure plenty of light and air.



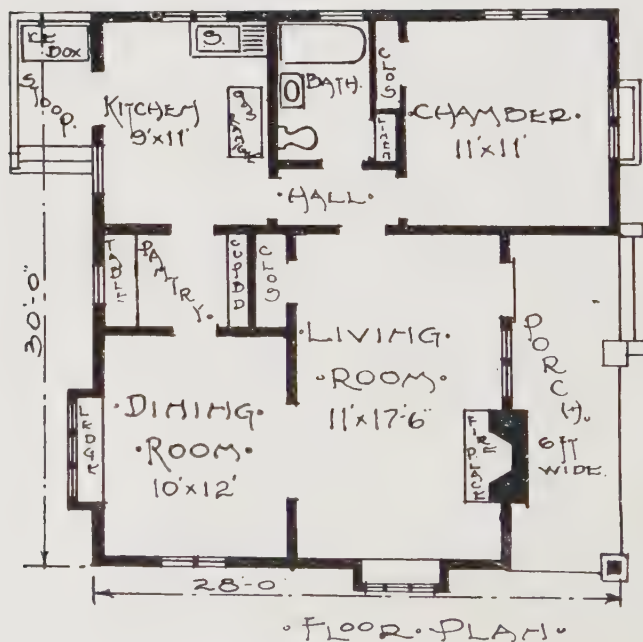




DESIGN NO. K-1434A.

This little bungalow with its wide recessed porch and plain, simple details will appeal to many home-builders. The exterior walls are of vertical boards and battens varied to horizontal in the gable ends. The living room contains a brick-faced fireplace, and at the rear the dining room is entered through a wide cased opening. Between it and the kitchen is a pantry of good size. The kitchen is well appointed

with sink and stove and ice box on the adjacent stoop. There is but one chamber with closet, bathroom and linen closet. The attic is for ventilation only. No basement is arranged and stoves will be used for heating purposes. The finish and floors are of Georgia pine or cypress, painted or stained, throughout. The height of story is 9 feet. The size is 30 feet wide by 28 feet deep.

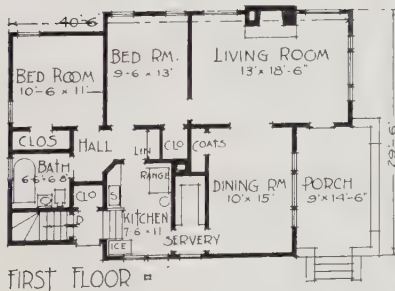




DESIGN NO. K-1434B.

This is an alternative arrangement of the floor plan for exterior Design No. 1434A. The living room is entered directly from the front porch and contains a brick-faced fireplace. At the rear of this are located the dining room and kitchen. The arrangement has been carefully studied with the idea of service, one from the other, to reduce the work to a minimum. In the entry is located the ice box and the stairway to basement or outdoors. The basement

occupies only a portion of the floor space and contains a small furnace. Two chambers of good size with wardrobes are located upon a private hall which contains also a linen closet and gives access to the bathroom. The finish and floors are of Georgia pine or cypress, painted or stained, throughout. The size upon the ground is 28 feet wide and 34 feet long including the porch but not the kitchen or entry.



DESIGN NO. 1410.

There is a peculiar charm about this bungalow, with its low broad effect, that will appeal to every lover of the beautiful and simplicity in design. The shingles covering the outer wall are laid in wide course, and the little stucco work about the front porch and for the chimney adds much to the effectiveness of the design.

The floor plan arrangement suggested for this design is a very desirable one, and a very ingenious combination cellar and rear outside stairway from kitchen is secured. Two chambers are provided connecting with the bath room by a central hall.

There is a full basement under the entire first floor, with hot water heating apparatus, etc.





DESIGN NO. K-1767.

A home planned for just two people, where every household convenience has been arranged to reduce steps—just the home for father and mother.

The exterior is very pleasing with its wide projecting cornice and its low sweeping roof, extended out over the front porch and amply supported at each side by massive cement piers. The exterior walls from grade to window sills are of wide rough-sawed drop siding, stained, and rough-cast white cement plaster above. Shingle or composition roofing is used.

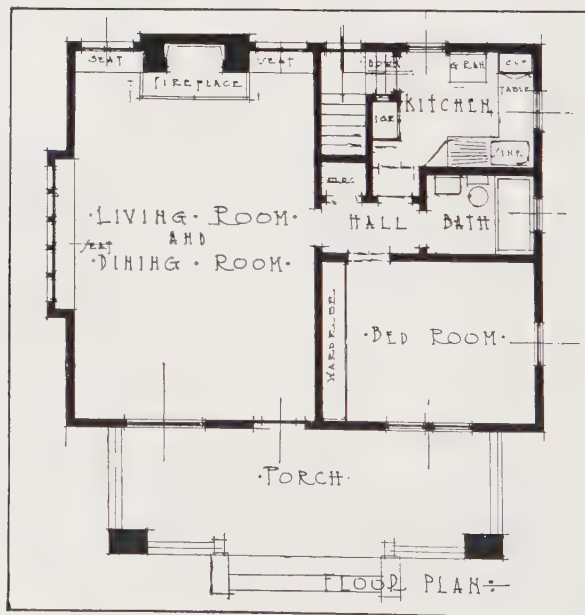
The floor plan is ideal for such a home. The large room at the left is really a living room, with boulder fireplace and seats on each side. This room is convenient to kitchen and the intention is to use it as a dining room as well. In a home like this, why separate

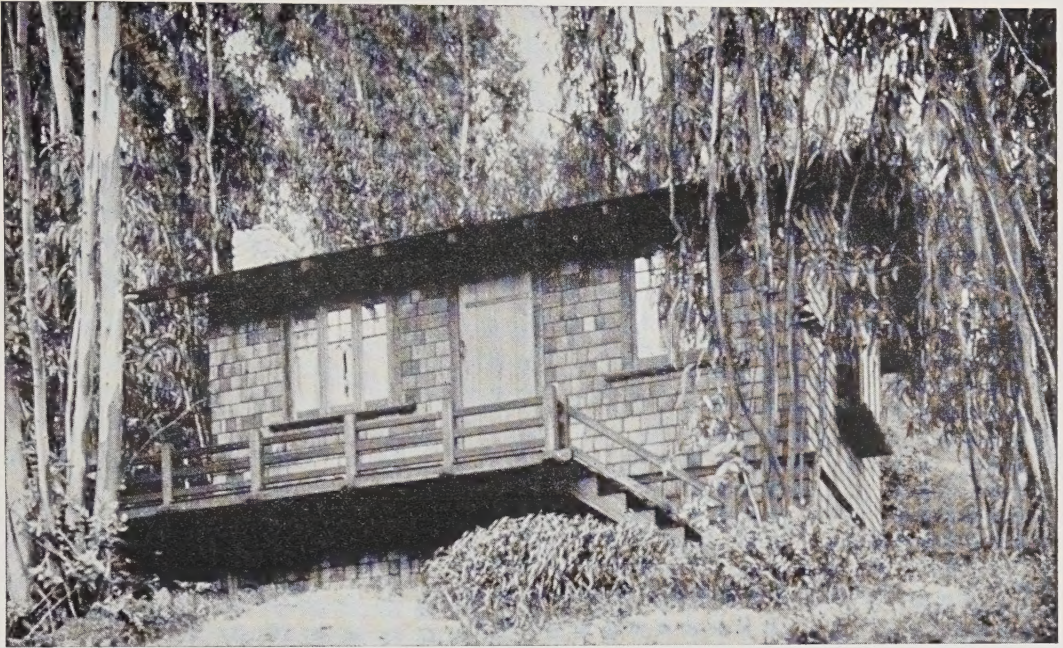
rooms? What a glorious room for entertaining. The long window seat and the fireplace seats help to provide ample seating capacity, seats help to provide ample seating capacity.

The owner has provided for a fair sized bedroom with a built-in wardrobe across the entire end. There is a convenient little bath, the plumbing being nicely arranged.

A small kitchen or kitchenette completes the arrangement. Here, space has been provided for an icebox, to be iced from the grade door entrance; a small gas range, kitchen cupboard, a built-in-table. Note the extra large linen closet off the hall. Stairway leads to grade door or to basement, where the owner has installed a little hot water heating plant.

Good storage space is also given in the basement and a laundry could be easily added if desired.



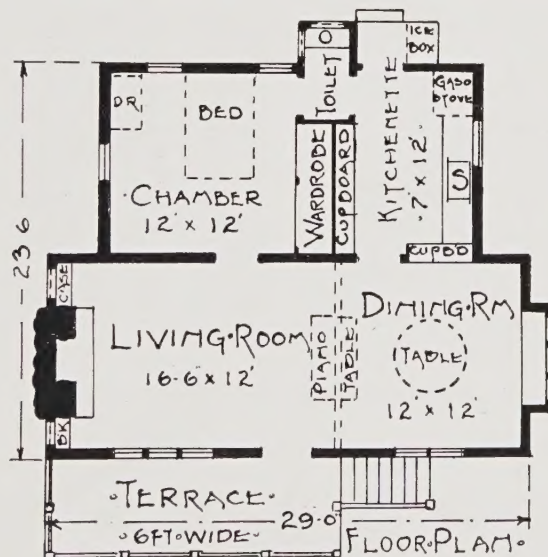


DESIGN NO. K-1442.

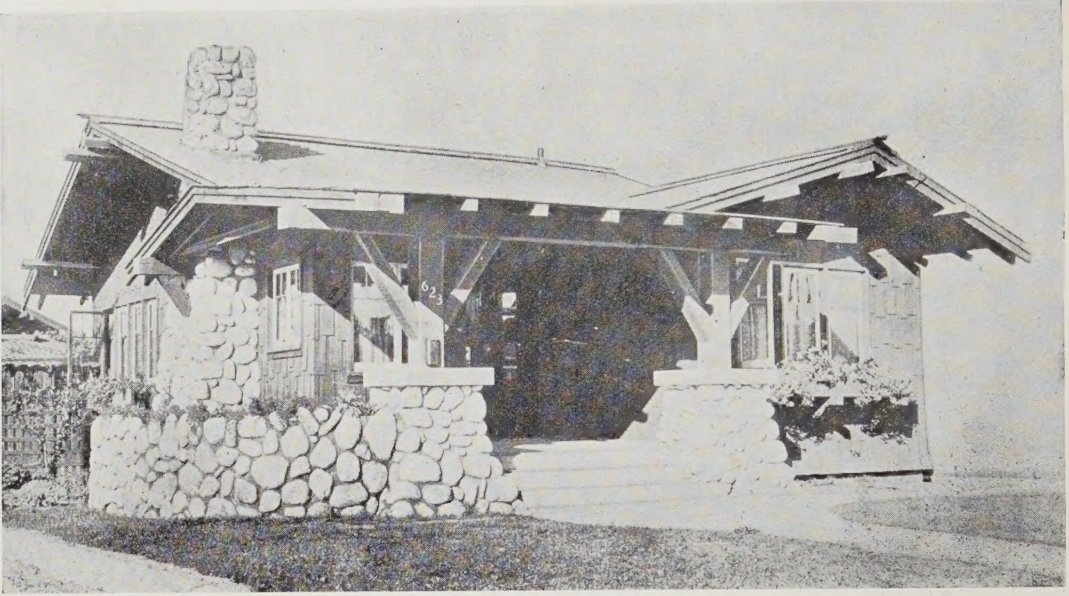
This is one of the simplest of our designs. Although severe in appearance it is in its setting very beautiful. The exterior is shingles and the trim is stained brown. There is a cobble stone chimney and a little Dutch window at the gable end. This may be called a "Just for two" plan, as there is only one chamber, a living room, dining room and kitchenette. Only a ceiling beam divides the two principal rooms, but the location of the serving table and piano makes an effective screen. The

arrangement is most convenient with sink, cupboard, gas stove and ice box located to the best advantage. The toilet room can be entered from either the chamber or kitchen. A boulder fireplace at one end of the living room is flanked with bookcases.

The height of the story is 9 feet, sloping somewhat lower in the rear rooms. Finish and floors are fir, stained. The structure is set upon posts with concrete footings, is 29 feet wide by 23 feet 6 inches deep.







DESIGN NO. 1378.

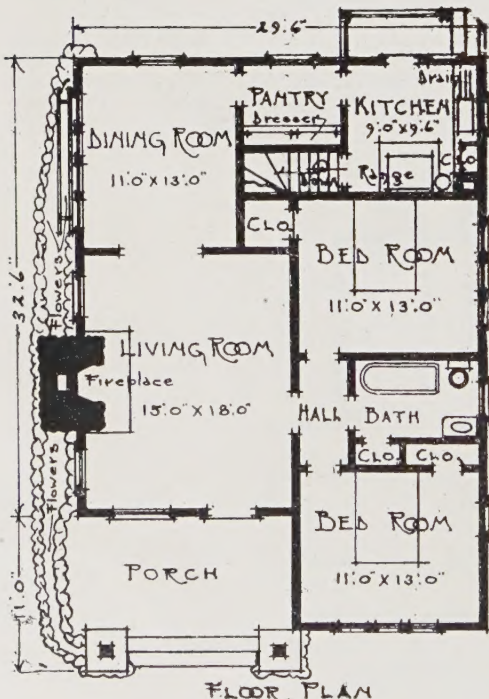
The cobblestones used so very attractively in this design, together with the heavy timber work and wide coursed shingles of the exterior,

give it that rustic, homelike appearance so hard to obtain in a bungalow when one must build for warmth. With the shingles on the exterior stained a soft brown, and the roof shingles green, the white painted sash makes a pleasing contrast, and adds just a little touch of lightness that gives a cheerful expression.

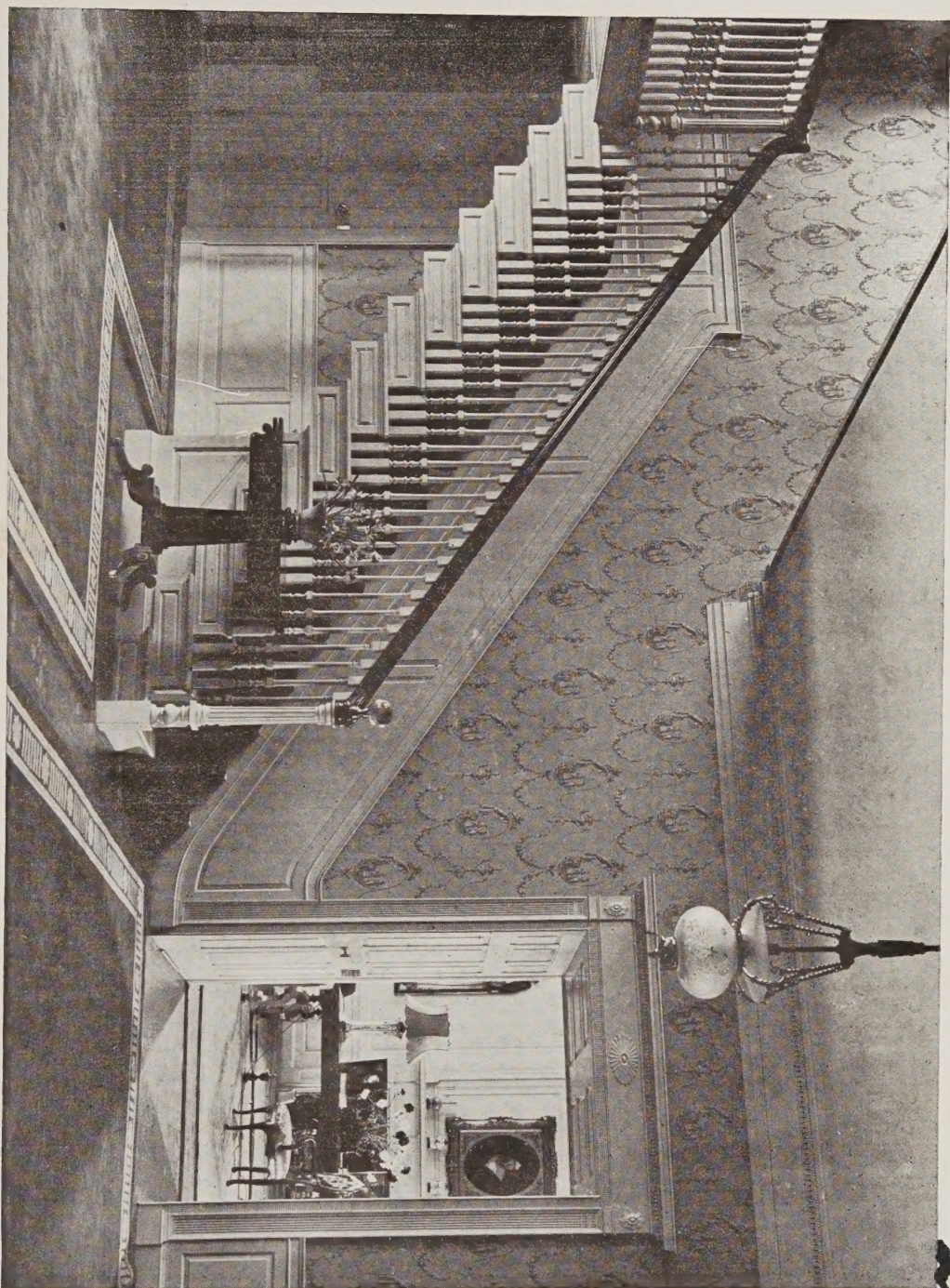
In floor plan arrangement, this design is exceptionally compact. The living room is of generous size, with the broad open fireplace across one side. A wide cased opening connects with the dining room, another large, well lighted room, with a flower box below the four casement windows. A swinging door leads from the dining room to the pantry, which is located most conveniently between kitchen and dining room and has plenty of cupboard space. The kitchen is equipped with all the modern conveniences, has an outside rear entrance, and has a door leading to the basement.

Taking up the sleeping quarters we find two beautiful bedrooms provided, both of which open off a small hall which connects with the living room and bath. These rooms are both furnished with plenty of closet space and are exceedingly well lighted and ventilated, having three attractively grouped casement windows each, while the front bedroom has a large window on the side in addition. The bath is conveniently located between the bedrooms and contains the linen closet.

There is a full basement under the entire house, and there are located the hot water heating plant, laundry, fuel bins, vegetable rooms, etc.







Colonial hall and staircase



